



Westfield–Washington Township

Advisory Plan Commission

Minutes of the Monday, December 6, 2021 Meeting

Presented for approval: December 20, 2021

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, December 6, 2021 at Westfield City Hall.

Active Links for this Meeting:

[December 6, 2021 BZA Agenda & Exhibits](#)

[December 6, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.

OPENING OF MEETING

YouTube Time: 0:04

ROLL CALL: Noted presence of a quorum.

Commissioners Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: None

City Staff Present in Person: Kevin Todd, Director; Pam Howard, Senior Planner; Caleb Ernest, Senior Planner; and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- November 15, 2021 APC Minutes.

Motion: McCarty motioned to approve the November 15, 2021 APC minutes as presented.

Maue seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CHANGES TO AGENDA

YouTube Time: 3:46

**2112-ODP-25 &
2112-SPP-25
WITHDRAWN**

Courtyards of Westfield Plat Amendment

Southwest corner of Towne Road and West 151st Street

Epcon Communities, LLC by Church Church Hittle + Antrim requests amendments to the Overall Development Plan and Primary Plat for the Courtyards of Westfield.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

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Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

2111-PUD-27
DISCUSSION ONLY
NO
RECOMMENDATION
REQUESTED

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

CONSENT AGENDA ITEMS

No Consent Agenda Items

MISCELLANEOUS BUSINESS

Request to suspend

APC Rule of Procedure

YouTube Time: 4:27

CTC02, LLC by Total Engineering Solutions Co. requests suspension of Article VIII(1)(b) of the Westfield / Washington Planning Commission Rules of Procedure as it relates to the required Yard Signs.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff Presentation

Motion: Kelleher motioned to approve the Request to suspend APC Rule of Procedure. Spoljaric seconded. Motion passed. Vote 9-0.

ITEMS OF BUSINESS

2111-PUD-27

YouTube Time: 6:48

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Staff Presentation/Petitioner Presentation/Commission Comments/Petitioner Responses.

No recommendation requested at this time.

PUBLIC HEARING ITEMS

2112-ODP-25 &

2112-SPP-25

[WITHDRAWN]

YouTube Time: 57:23

Courtyards of Westfield Plat Amendment

Southwest corner of Towne Road and West 151st Street

Epcon Communities, LLC by Church Church Hittle + Antrim requests amendments to the Overall Development Plan and Primary Plat for the Courtyards of Westfield.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2112-ODP-26

[PUBLIC HEARING]

YouTube Time: 57:33

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff Presentation/Petitioner Presentation

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Public Hearing for 2112-ODP-26 opened at 8:02 p.m.

- Two Public Comments.

Public Hearing for 2112-ODP-26 closed at 8:09 p.m.

Commission Comments/Petitioner Responses

**2112-ODP-27 &
2112-SPP-26**
[PUBLIC HEARING]
YouTube Time: 1:19:40

Casey Corner
East of Ditch Road, West of Casey Road
Platinum Properties, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 80 Lots on 11.00 acres +/- in the Spring Mill Trails PUD District.
(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Staff Presentation/Petitioner Presentation

Public Hearing for 2112-ODP-27 & 2112-SPP-26 opened at 8:27 p.m.

- No Public Comments.

Public Hearing for 2112-ODP-27 & 2112-SPP-26 closed at 8:29 p.m.

Commission Comments/Petitioner Responses

2112-PUD-29
[PUBLIC HEARING]
YouTube Time: 1:43:38

Springwater PUD
East of South Union Street and 1/4 mile +/- north of 161st Street
Old Town Design Group by Apollo Developers requests a change in zoning for 41 acres +/- from AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD District to the Springwater PUD District.
(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Staff Presentation/Petitioner Presentation

Public Hearing for 2112-PUD-29 opened at 9:02 p.m.

- Four Public Comments in addition to three received before the meeting.

Public Hearing for 2112-PUD-29 closed at 9:14 p.m.

Petitioner Responses/ Commission Comments

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09
[CONTINUED]

Northpoint II PUD
North side of SR 38 between Anthony Road and Hinkle Road
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.
(Planner: Pam Howard - poward@westfield.in.gov)

2101-ZOA-01
[CONTINUED]

Unified Development Ordinance Amendment
Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

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**2108-ODP-18 &
2108-SPP-18
[CONTINUED]**

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

**2108-PUD-21
[CONTINUED]**

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

**2108-PUD-22
[CONTINUED]**

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

**2111-PUD-26
[CONTINUED]**

Landing 161 PUD

West of & adjacent to US 31/North of & adjacent to E 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

**2111-PUD-28
[CONTINUED]**

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

**2112-SPV-01
[CONTINUED]**

Style-Rite Meadows Plat Vacation

Southeast corner of 203rd Street and Tomlinson Road

Chatham Hills, LLP requests to vacate Lots 5 through 27 inclusive and 29 through 31 inclusive of the Style-Rite Meadows Subdivision.

(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS

YouTube Time: 2:39:12

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Kelleher motioned to adjourn the meeting. Spoljaric seconded.

Motion passed. Vote 9-0.

The meeting adjourned at 9:44 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary